



**REAL ESTATE COMMITTEE AGENDA**  
**REAL ESTATE COMMITTEE MEETING OF: MARCH 3, 2003**

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

**MINUTES:**

PRESENT: COUNCILMAN MACK and COUNCILWOMAN McDONALD

Also Present: DEPUTY CITY MANAGER STEVE HOUCHENS, DEPUTY CITY ATTORNEY TERESITA PONTICELLO, REAL ESTATE AND ASSET MANAGEMENT DIVISION MANAGER DAVID ROARK, CITY CLERK BARBARA JO (RONI) RONEMUS and DEPUTY CITY CLERK GABRIELA S. PORTILLO-BRENNER

ANNOUNCEMENT MADE – Meeting noticed and posted at the following locations:

Las Vegas Library, 833 Las Vegas Boulevard North

Senior Citizens Center, 450 E. Bonanza Road

Clark County Government Center, 500 S. Grand Central Pkwy

Court Clerk's Bulletin Board, City Hall

City Hall Plaza, Posting Board

(3:13)

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**AGENDA SUMMARY PAGE**  
**REAL ESTATE COMMITTEE MEETING OF: MARCH 3, 2003**

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**DEPARTMENT: PUBLIC WORKS****DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding acceptance of a Quitclaim Deed and Abandonment of a 30' Access Easement in favor of the City of Las Vegas from the Benevolent Protective Order of Elks, Las Vegas Lodge #1468 pertaining to a 30' portion of Parcel Number 139-31-801-014 - Ward 1 (M. McDonald)

**Fiscal Impact**☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

In conjunction with the future demolition of Fire Station #5 located at 1020 Hinson Street and the construction of the new prototype Fire Station #5, it has become necessary for the City to request the Elks to Abandon the 30' Access Easement previously granted to their organization by the City in 2001. The Elks have been amicable neighbors regarding the process and the Elks Trustee was favorable to the City's request, endorsing the Quitclaim and Abandonment in favor of the City. The Quitclaim Deed will not be recorded until 30 days after the demolition of the existing Fire #5.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

1. Quitclaim Deed
2. Site Map

**COMMITTEE RECOMMENDATION:**

**COUNCILWOMAN McDONALD recommended Item 1 be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.**

**MINUTES:**

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager of Real Estate and Asset Management, advised that this quitclaim deed voids out a 30-foot easement granted to the Elks Lodge approximately a year and a half ago. This allows the City to rebuild a new prototype fire station. The Elks Lodge has agreed and signed off on the memorandum of understanding. Staff recommends approval.

REAL ESTATE COMMITTEE MEETING OF MARCH 3, 2003

Public Works

Item 1 – Discussion and possible action regarding acceptance of a Quitclaim Deed and Abandonment of a 30' Access Easement in favor of the City of Las Vegas from the Benevolent Protective Order of Elks, Las Vegas Lodge #1468 pertaining to a 30' portion of Parcel Number 139-31-801-014

**MINUTES – Continued:**

There was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:13 – 3:14)

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**AGENDA SUMMARY PAGE**  
**REAL ESTATE COMMITTEE MEETING OF: MARCH 3, 2003**

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**DEPARTMENT: PUBLIC WORKS****DIRECTOR: RICARD D. GOECKE**☐☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding a Purchase Contract between Priority One Commercial (on behalf of the City of Las Vegas) and Linda Liddick for real property known as Parcel Number 138-25-515-014 located at 1501 Laurelhurst Drive Unit 14 for \$65,000 plus closing costs - Special Revenue Fund - Ward 1 (M. McDonald)

**Fiscal Impact**☐**No Impact****Amount:** \$65,000 + closing costs☒**Budget Funds Available****Dept./Division:** Public Works/Real Estate☐**Augmentation Required****Funding Source:** SRF (Special Revenue Fund)**PURPOSE/BACKGROUND:**

This parcel is a condo located in the vicinity of Laurelhurst Dr./Westmoreland Dr. Over 90% of the units in this area are vacant & in disrepair, creating a safety & health problem to the area. Because a majority of the units are owned by one owner, it has made it impossible for a credible condo assoc. of all of the owners in the area to organize, thus most of the properties are in disrepair as well & subject to many building code violations. CLV wishes to purchase this property, along with 41 other individually-owned units in an effort to clean & revitalize the area. The intention is to purchase this parcel for future affordable housing.

**RECOMMENDATION:**

Staff recommends approval of the purchase of this property, and authorization of staff to execute all the additional documents necessary to close escrow and record title

**BACKUP DOCUMENTATION:**

1. Agreement for Purchase of Real Property
2. Counter Offer

**COMMITTEE RECOMMENDATION:**

**COUNCILWOMAN McDONALD recommended Items 2 through 7 be forwarded to the Full Council with a "Do Pass" recommendations.**

NOTE: COUNCILMAN MACK abstained on Items 2 through 7 because his brother owns property at the corner of Decatur Boulevard and Vegas Drive, near the location of these condominiums and there could be a financial impact on that business as a result of Items 2 through 7.

REAL ESTATE COMMITTEE MEETING OF MARCH 3, 2003

Public Works

Item 2 – Discussion and possible action regarding a Purchase Contract between Priority One Commercial (on behalf of the City of Las Vegas) and Linda Liddick for real property known as Parcel Number 138-25-515-014 located at 1501 Laurelhurst Drive Unit 14 for \$65,000 plus closing costs

**MINUTES:**

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager of Real Estate and Asset Management, indicated that Items 2 through 7 are blighted properties within a condominium project the City has been acquiring since November 2002 in order to demolish. Staff recommends approval on Items 2 through 7.

There was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:14 – 3:18)

**AGENDA SUMMARY PAGE**  
**REAL ESTATE COMMITTEE MEETING OF: MARCH 3, 2003**

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**DEPARTMENT: PUBLIC WORKS****DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding a Purchase Contract between Priority One Commercial (on behalf of the City of Las Vegas) and Nevada Youth Homes for real property known as Parcel Number 138-25-516-003 located at 1425 Laurelhurst Drive Unit 3 for \$43,000 plus closing costs - Special Revenue Fund - Ward 1 (M. McDonald)

**Fiscal Impact**☐**No Impact****Amount:** \$43,000 + closing costs☒**Budget Funds Available****Dept./Division:** Public Works/Real Estate☐**Augmentation Required****Funding Source:** SRF (Special Revenue Fund)**PURPOSE/BACKGROUND:**

This parcel is a condo located in the vicinity of Laurelhurst Dr./Westmoreland Dr. Over 90% of the units in this area are vacant & in disrepair, creating a safety & health problem to the area. Because a majority of the units are owned by one owner, it has made it impossible for a credible condo assoc. of all of the owners in the area to organize, thus most of the properties are in disrepair as well & subject to many building code violations. CLV wishes to purchase this property, along with 41 other individually-owned units in an effort to clean & revitalize the area. The intention is to purchase this parcel for future affordable housing.

**RECOMMENDATION:**

Staff recommends approval of the purchase of this property, and authorization of staff to execute all the additional documents necessary to close escrow and record title

**BACKUP DOCUMENTATION:**

Agreement for Purchase of Real Property

**COMMITTEE RECOMMENDATION:**

**COUNCILWOMAN McDONALD recommended Items 2 through 7 be forwarded to the Full Council with a "Do Pass" recommendations.**

NOTE: COUNCILMAN MACK abstained on Items 2 through 7 because his brother owns property at the corner of Decatur Boulevard and Vegas Drive, near the location of these condominiums and there could be a financial impact on that business as a result of Items 2 through 7.

REAL ESTATE COMMITTEE MEETING OF MARCH 3, 2003

Public Works

Item 3 – Discussion and possible action regarding a Purchase Contract between Priority One Commercial (on behalf of the City of Las Vegas) and Nevada Youth Homes for real property known as Parcel Number 138-25-516-003 located at 1425 Laurelhurst Drive Unit 3 for \$43,000 plus closing costs

**MINUTES:**

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager of Real Estate and Asset Management, was present.

See Item 2 for related discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:14 – 3:18)

**AGENDA SUMMARY PAGE**  
**REAL ESTATE COMMITTEE MEETING OF: MARCH 3, 2003**

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**DEPARTMENT: PUBLIC WORKS****DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding a Purchase Contract between Priority One Commercial (on behalf of the City of Las Vegas) and Dannie Cameron for real property known as Parcel Number 138-25-516-044 located at 4913 Westmoreland Drive Unit 3 for \$40,000 plus closing costs - Special Revenue Fund - Ward 1 (M. McDonald)

**Fiscal Impact**☐**No Impact****Amount:** \$40,000 + closing costs☒**Budget Funds Available****Dept./Division:** Public Works/Real Estate☐**Augmentation Required****Funding Source:** SRF (Special Revenue Fund)**PURPOSE/BACKGROUND:**

This parcel is a condo located in the vicinity of Laurelhurst Dr./Westmoreland Dr. Over 90% of the units in this area are vacant & in disrepair, creating a safety & health problem to the area. Because a majority of the units are owned by one owner, it has made it impossible for a credible condo assoc. of all of the owners in the area to organize, thus most of the properties are in disrepair as well & subject to many building code violations. CLV wishes to purchase this property, along with 41 other individually-owned units in an effort to clean & revitalize the area. The intention is to purchase this parcel for future affordable housing.

**RECOMMENDATION:**

Staff recommends approval of the purchase of this property, and authorization of staff to execute all the additional documents necessary to close escrow and record title

**BACKUP DOCUMENTATION:**

1. Agreement for Purchase of Real Property
2. Counter Offer

**COMMITTEE RECOMMENDATION:**

**COUNCILWOMAN McDONALD recommended Items 2 through 7 be forwarded to the Full Council with a "Do Pass" recommendations.**

NOTE: COUNCILMAN MACK abstained on Items 2 through 7 because his brother owns property at the corner of Decatur Boulevard and Vegas Drive, near the location of these condominiums and there could be a financial impact on that business as a result of Items 2 through 7.



REAL ESTATE COMMITTEE MEETING OF MARCH 3, 2003

Public Works

Item 4 – Discussion and possible action regarding a Purchase Contract between Priority One Commercial (on behalf of the City of Las Vegas) and Dannie Cameron for real property known as Parcel Number 138-25-516-044 located at 4913 Westmoreland Drive Unit 3 for \$40,000 plus closing costs

**MINUTES:**

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager of Real Estate and Asset Management, was present.

See Item 2 for related discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:14 – 3:18)

**AGENDA SUMMARY PAGE**  
**REAL ESTATE COMMITTEE MEETING OF: MARCH 3, 2003**

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**DEPARTMENT: PUBLIC WORKS****DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding a Purchase Contract between Priority One Commercial (on behalf of the City of Las Vegas) and Pamela Martin for real property known as Parcel Number 138-25-516-036 located at 1309 Laurelhurst Drive Unit 1 for \$55,000 plus closing costs - Special Revenue Fund - Ward 1 (M. McDonald)

**Fiscal Impact**☐**No Impact****Amount:** \$55,000 + closing costs☒**Budget Funds Available****Dept./Division:** Public Works/Real Estate☐**Augmentation Required****Funding Source:** SRF (Special Revenue Fund)**PURPOSE/BACKGROUND:**

This parcel is a condo located in the vicinity of Laurelhurst Dr./Westmoreland Dr. Over 90% of the units in this area are vacant & in disrepair, creating a safety & health problem to the area. Because a majority of the units are owned by one owner, it has made it impossible for a credible condo assoc. of all of the owners in the area to organize, thus most of the properties are in disrepair as well & subject to many building code violations. CLV wishes to purchase this property, along with 41 other individually-owned units in an effort to clean & revitalize the area. The intention is to purchase this parcel for future affordable housing.

**RECOMMENDATION:**

Staff recommends approval of the purchase of this property, and authorization of staff to execute all the additional documents necessary to close escrow and record title

**BACKUP DOCUMENTATION:**

1. Agreement for Purchase of Real Property
2. Counter Offer

**COMMITTEE RECOMMENDATION:**

**COUNCILWOMAN McDONALD recommended Items 2 through 7 be forwarded to the Full Council with a "Do Pass" recommendations.**

NOTE: COUNCILMAN MACK abstained on Items 2 through 7 because his brother owns property at the corner of Decatur Boulevard and Vegas Drive, near the location of these condominiums and there could be a financial impact on that business as a result of Items 2 through 7.

REAL ESTATE COMMITTEE MEETING OF MARCH 3, 2003

Public Works

Item 5 – Discussion and possible action regarding a Purchase Contract between Priority One Commercial (on behalf of the City of Las Vegas) and Pamela Martin for real property known as Parcel Number 138-25-516-036 located at 1309 Laurelhurst Drive Unit 1 for \$55,000 plus closing costs

**MINUTES:**

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager of Real Estate and Asset Management, was present.

See Item 2 for related discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:14 – 3:18)

**AGENDA SUMMARY PAGE**  
**REAL ESTATE COMMITTEE MEETING OF: MARCH 3, 2003**

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**DEPARTMENT: PUBLIC WORKS****DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding a Purchase Contract between Priority One Commercial (on behalf of the City of Las Vegas) and Pamela Martin for real property known as Parcel Number 138-25-516-037 located at 1309 Laurelhurst Drive Unit 2 for \$55,000 plus closing costs - Special Revenue Fund - Ward 1 (M. McDonald)

**Fiscal Impact**☐**No Impact****Amount:** \$55,000 + closing costs☒**Budget Funds Available****Dept./Division:** Public Works/Real Estate☐**Augmentation Required****Funding Source:** SRF (Special Revenue Fund)**PURPOSE/BACKGROUND:**

This parcel is a condo located in the vicinity of Laurelhurst Dr./Westmoreland Dr. Over 90% of the units in this area are vacant & in disrepair, creating a safety & health problem to the area. Because a majority of the units are owned by one owner, it has made it impossible for a credible condo assoc. of all of the owners in the area to organize, thus most of the properties are in disrepair as well & subject to many building code violations. CLV wishes to purchase this property, along with 41 other individually-owned units in an effort to clean & revitalize the area. The intention is to purchase this parcel for future affordable housing.

**RECOMMENDATION:**

Staff recommends approval of the purchase of this property, and authorization of staff to execute all the additional documents necessary to close escrow and record title

**BACKUP DOCUMENTATION:**

1. Agreement for Purchase of Real Property
2. Counter Offer

**COMMITTEE RECOMMENDATION:**

**COUNCILWOMAN McDONALD recommended Items 2 through 7 be forwarded to the Full Council with a "Do Pass" recommendations.**

NOTE: COUNCILMAN MACK abstained on Items 2 through 7 because his brother owns property at the corner of Decatur Boulevard and Vegas Drive, near the location of these condominiums and there could be a financial impact on that business as a result of Items 2 through 7.

REAL ESTATE COMMITTEE MEETING OF MARCH 3, 2003

Public Works

Item 6 – Discussion and possible action regarding a Purchase Contract between Priority One Commercial (on behalf of the City of Las Vegas) and Pamela Martin for real property known as Parcel Number 138-25-516-037 located at 1309 Laurelhurst Drive Unit 2 for \$55,000 plus closing costs

**MINUTES:**

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager of Real Estate and Asset Management, was present.

See Item 2 for related discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:14 – 3:18)

**AGENDA SUMMARY PAGE**  
**REAL ESTATE COMMITTEE MEETING OF: MARCH 3, 2002**

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**DEPARTMENT: PUBLIC WORKS****DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding a Purchase Contract between Priority One Commercial (on behalf of the City of Las Vegas) and Raymond and Mildred Barona for real property known as Parcel Number 138-25-516-012 located at 1417 Laurelhurst Drive Unit 12 for \$44,000 plus closing costs - Special Revenue Fund - Ward 1 (M. McDonald)

**Fiscal Impact**☐**No Impact****Amount:** \$44,000 + closing costs☒**Budget Funds Available****Dept./Division:** Public Works/Real Estate☐**Augmentation Required****Funding Source:** SRF (Special Revenue Fund)**PURPOSE/BACKGROUND:**

This parcel is a condo located in the vicinity of Laurelhurst Dr./Westmoreland Dr. Over 90% of the units in this area are vacant & in disrepair, creating a safety & health problem to the area. Because a majority of the units are owned by one owner, it has made it impossible for a credible condo assoc. of all of the owners in the area to organize, thus most of the properties are in disrepair as well & subject to many building code violations. CLV wishes to purchase this property, along with 41 other individually-owned units in an effort to clean & revitalize the area. The intention is to purchase this parcel for future affordable housing.

**RECOMMENDATION:**

Staff recommends approval of the purchase of this property, and authorization of staff to execute all the additional documents necessary to close escrow and record title

**BACKUP DOCUMENTATION:**

Agreement for Purchase of Real Property

**COMMITTEE RECOMMENDATION:**

**COUNCILWOMAN McDONALD recommended Items 2 through 7 be forwarded to the Full Council with a "Do Pass" recommendations.**

NOTE: COUNCILMAN MACK abstained on Items 2 through 7 because his brother owns property at the corner of Decatur Boulevard and Vegas Drive, near the location of these condominiums and there could be a financial impact on that business as a result of Items 2 through 7.

REAL ESTATE COMMITTEE MEETING OF MARCH 3, 2003

Public Works

Item 7 – Discussion and possible action regarding a Purchase Contract between Priority One Commercial (on behalf of the City of Las Vegas) and Raymond and Mildred Barona for real property known as Parcel Number 138-25-516-012 located at 1417 Laurelhurst Drive Unit 12 for \$44,000 plus closing costs

**MINUTES:**

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager of Real Estate and Asset Management, was present.

See Item 2 for related discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:14 – 3:18)

**AGENDA SUMMARY PAGE**  
**REAL ESTATE COMMITTEE MEETING OF: MARCH 3, 2003**

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**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD D. GOECKE**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action authorizing staff to enter into negotiations with Grant Teton & El Capital LLC for the City's possible purchase of vacant land known as Parcel Number 125-08-401-004 located in the vicinity of Grand Teton Drive and US 95 - Ward 6 (Mack)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

The LLC-owned parcel represents approximately 6.23 acres of vacant land. The City desires to purchase this parcel located near US 95 in conjunction with future roadway and rights-of-way for the Grand Teton overpass.

**RECOMMENDATION:**

Staff recommends approval to enter into negotiations

**BACKUP DOCUMENTATION:**

Site Map

**COMMITTEE RECOMMENDATION:**

**COUNCILWOMAN McDONALD recommended Item 8 be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.**

**MINUTES:**

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager of Real Estate and Asset Management, stated that this piece of land is in the Northwest Sector and will be landlocked after construction of a bridge across US95. It was determined that the land should be purchased using the money that would have been used to get roadways to the land and then dispose of as much of the land as possible to the surrounding developers. Staff recommends approval.



REAL ESTATE COMMITTEE MEETING OF MARCH 3, 2003

Public Works

Item 8 – Discussion and possible action authorizing staff to enter into negotiations with Grant Teton & El Capital LLC for the City's possible purchase of vacant land known as Parcel Number 125-08-401-004 located in the vicinity of Grand Teton Drive and US 95

**MINUTES - Continued:**

COUNCILMAN MACK thanked MR. ROARK for moving forward in a financially prudent manner and avoiding potential litigation.

There was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:18 – 3:20)

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**REAL ESTATE COMMITTEE AGENDA**  
**REAL ESTATE COMMITTEE MEETING OF: MARCH 3, 2003**

CITIZENS PARTICIPATION: ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A MATTER NOT LISTED ON THE AGENDA, PLEASE CLEARLY STATE YOUR NAME AND ADDRESS. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

**MINUTES:**

None

(3:20)

**1-210**

**THE MEETING ADJOURNED AT 3:20 P.M.**

Respectfully submitted:\_\_\_\_\_

GABRIELA S. PORTILLO-BRENNER, DEPUTY CITY CLERK

March 6, 2002